

R/O

STORM DRAIN AND PUBLIC UTILITY EASEMENT

Utah Valley University,

Grantor(s),

being the owner(s) of record of a parcel of land situated and located in Orem, Utah County, Utah for ten dollars (\$10.00) and other valuable consideration, do hereby grant to

HUB Apartments, LLC and Riley Cove, LLC and all Public Utility Entities, Grantee(s),

An easement for the construction, operation and maintenance of a storm drain and connecting lines and all other public utility easements across the following described property:

See Attached Exhibit "A"

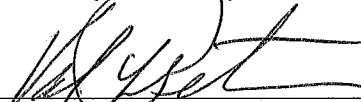
The easement herein granted by Grantor(s) is an easement which shall run with the land and be binding upon their heirs, assigns, and successors in interest of the grantor, for the term of 40 years with the possibility of renewal. Grantor(s) hereby acknowledge that they are legally in possession of the aforementioned and described properties and will defend title to said properties at their expense.

The Grantee(s) shall be responsible to repair any damage to the property caused by the construction, operation and maintenance of the storm drain line to be built within the easement.

Public Utility Entities shall be responsible to repair any damage to the property caused by the construction, operation and maintenance of all public utility easements.

WITNESS the hand of the Grantor this 13 day of July, 2020.

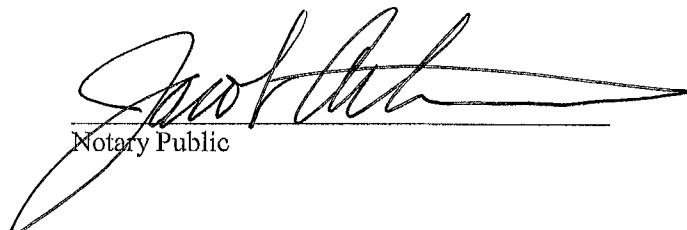
Utah Valley University


By: Val Peterson
Its: Vice President, UVU

State of Utah }
 }ss.
County of Utah }

On the 13 day of July, 2020, personally appeared before me
Val Peterson, who being duly sworn, did say that (s)he is the
Vice President of Utah Valley University, and that said instrument was
signed in behalf of said company by authority of its by-laws, and said person acknowledged to me that
said company executed the same.

Witness my hand and official seal.


Notary Public

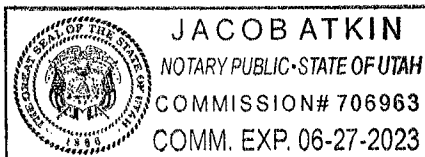


Exhibit "A"

Commencing at a point located South $00^{\circ}29'39''$ East along the Section line 686.55 feet and East 768.59 feet from the West quarter corner of 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the Southerly boundary of Plat "A", Promenade Place as follows: North $76^{\circ}18'07''$ East 268.20 feet, North $73^{\circ}25'01''$ East 34.37 feet; thence South $19^{\circ}38'00''$ East 13.34 feet more or less to the back of an existing curb and gutter; thence South $63^{\circ}20'14''$ West 297.76 feet more or less to the back of an existing sidewalk on Geneva Road, thence North $27^{\circ}25'30''$ West along said sidewalk 24.26 feet; thence North $21^{\circ}59'11''$ West along said sidewalk 55.35 feet to the point of beginning.